

SAMPLE

Analysis of Replacement Reserve

Date Prepared:
Property Name:
Number of Units:
Property Number:
Property Age:

R&R	Annual	PUPA
Ideal Deposit:	0	0
Current Deposit:		
Variance:	0	0

Current R&R Balance: 3

(1) Item	(2) Quantity	(3) Replacement Cost	(4) Total Replacement Cost	(5) Useful Life	(6) Years Used	(7) Years Remaining	(8) Ideal Annual Depos	(9) Present Balance Required
Appliances:								
Range/ Rangehood			0	20	20		0	0
Range/ Rangehood			0	20	20		0	0
Range/ Rangehood			0	20	20		0	0
Refrigerator			0	15	15		0	0
Refrigerator			0	15	15		0	0
Refrigerator			0	15	15		0	0
Dishwashers			0	15	15		0	0
Dishwashers			0	15	15		0	0
Dishwashers			0	15	15		0	0
Garbage Disposals			0	15	15		0	0
Exhaust Fans			0	10	10		0	0
Exhaust Fans			0	10	10		0	0
Sub-total			0				0	0
Interiors:								
Carpet			0	10	10		0	0

Page 1 of 3

Carpet			0	10	10		0	0
Vinyl			0	15	3.7		0	0
Vinyl			0	15	15		0	0
Blinds			0	15	15		0	0
Blinds			0	15	15		0	0
Tub Surrounds			0	15	15		0	0
Tub Surrounds			0	15	15		0	0
Countertops			0	25	25		0	0
Lighting Fixtures			0	30	30		0	0
Doors			0	30	30		0	0
Sub-total			0				0	0
Exteriors:								
Paint			0	10	10		0	0
Siding			0	40	40		0	0
Windows			0	25	25		0	0
Replace Glass Door With Window &			0	25	25		0	0
Replace Glass Door With Window &			0	25	25		0	0
Replace Deck & Ramp by Interior Po			0	25	25		0	0
Doors			0	25	25		0	0
Building Entry Doors			0	25	25		0	0
Replace Flat Roofs With Pitched Roo			0	17	17		0	0

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Roofs			0	20	20		0	0
Gutters & Downspouts			0	20	20		0	0
Upgrade Entry Area With New Paved			0	25	25		0	0
Concrete Walk Between Buildings			0	25	25		0	0
Replace 6000SF of Concrete Walks a			0	25	25		0	0
Sub-total			0				0	0
Plumbing:								
Repair of Plumbing Fixtures and Syst			0	5	5		0	0
Toilets and Valves			0	25	25		0	0
Bathtubs			0	25	25		0	0

Page 2 of 3

Bathroom Sinks			0	25	25		0	0
Kitchen Sinks			0	25	25		0	0
Sub-total			0				0	0
Heating System:								
Baseboard / Electric Heaters			0	15	15		0	0
Water Heaters			0	15	15		0	0
Sub-total			0				0	0
Miscellaneous:								
Repair Split Seam in Laundry Room			0	10	10		0	0
Replace Carpet in Common Areas			0	10	10		0	0
Remove Wall Paper & Paint in Comn			0	10	10		0	0
Seal Coat Asphalt			0	10	10		0	0
Repair Paving Where Carport Colum			0	25	25		0	0
Accessible Parking, Striping and Sigr			0	10	10		0	0
Slope Accessible Parking Spaces			0	25	25		0	0
Replacement of Exiting Smoke Detec			0	20	20		0	0
Add Smoke Detectors to Bedrooms			0	20	10		0	0
Interior Pool Heater			0	20	20		0	0
Interior Pool Pump			0	20	20		0	0
Interior Pool Filter			0	20	20		0	0
Interior Pool Plaster			0	20	20		0	0
Exterior Pool Heater			0	20	20		0	0
Exterior Pool Pump			0	20	20		0	0
Exterior Pool Filter			0	20	20		0	0
Exterior Pool Plaster			0	20	20		0	0
Sub-total			0				0	0
Grand Total			0				0	0

Page 3 of 3

SAMPLE